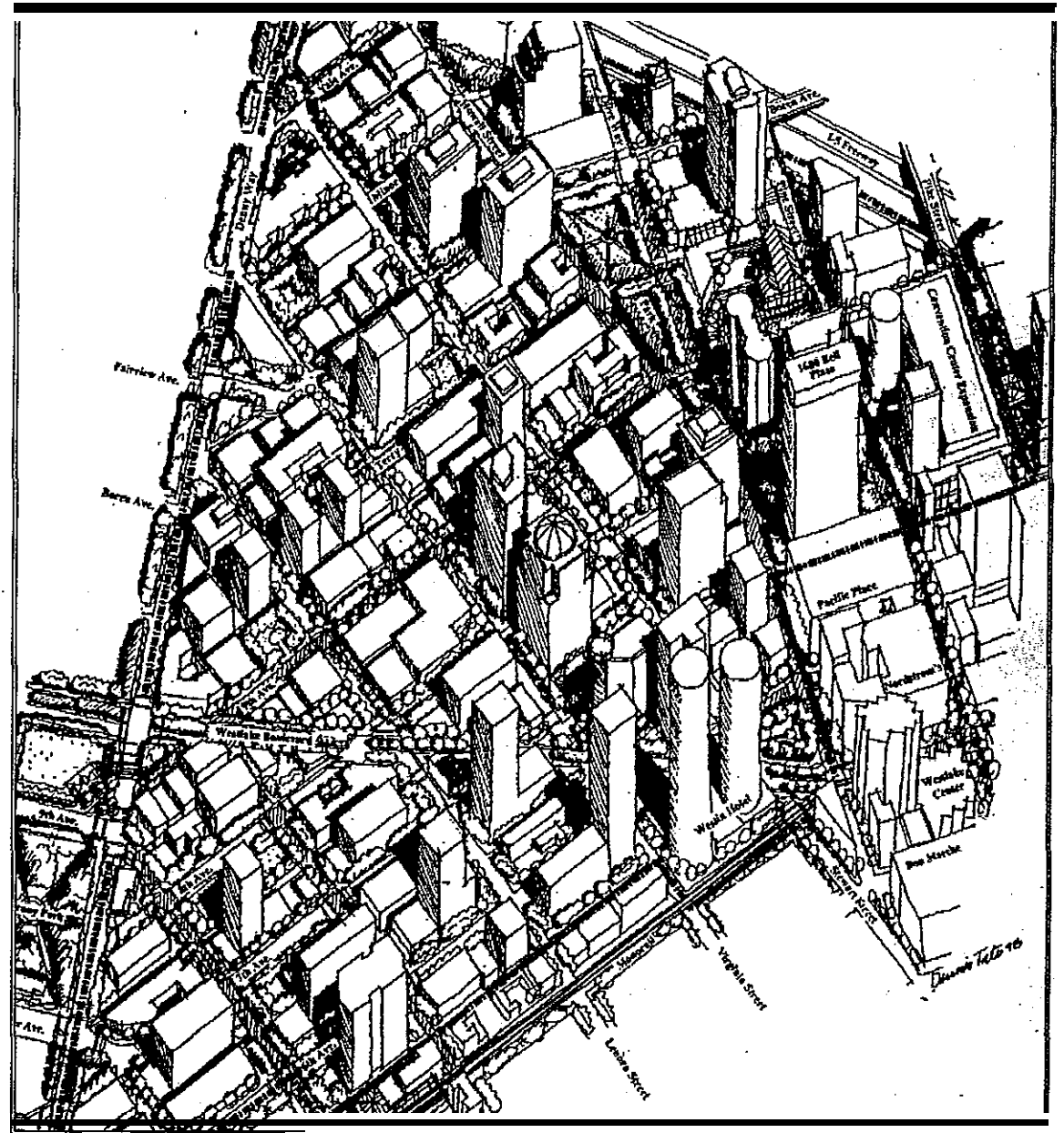


DENNY TRIANGLE NEIGHBORHOOD PLAN

DENNY TRIANGLE NEIGHBORHOOD
PLANNING COMMITTEE

SEPTEMBER 1998



TRANSPORTATION

This is a detailed street map of a neighborhood in St. Louis, Missouri. The map shows a grid of streets with several locations numbered 1 through 15. The streets shown include John St, Lindbergh St, and various numbered streets. A large blacked-out area is visible in the top left corner. The map is oriented with North at the top.

Numbered locations on the map:

- 1: Located on the intersection of Lindbergh St and a street running diagonally from the top right to the bottom left.
- 2: Located on the intersection of Lindbergh St and a street running diagonally from the top right to the bottom left.
- 3: Located on the intersection of Lindbergh St and a street running diagonally from the top right to the bottom left.
- 4: Located on the intersection of Lindbergh St and a street running diagonally from the top right to the bottom left.
- 5: Located on the intersection of Lindbergh St and a street running diagonally from the top right to the bottom left.
- 6: Located on the intersection of Lindbergh St and a street running diagonally from the top right to the bottom left.
- 7: Located on the intersection of Lindbergh St and a street running diagonally from the top right to the bottom left.
- 8: Located on the intersection of Lindbergh St and a street running diagonally from the top right to the bottom left.
- 9: Located on the intersection of Lindbergh St and a street running diagonally from the top right to the bottom left.
- 10: Located on the intersection of Lindbergh St and a street running diagonally from the top right to the bottom left.
- 11: Located on the intersection of Lindbergh St and a street running diagonally from the top right to the bottom left.
- 12: Located on the intersection of Lindbergh St and a street running diagonally from the top right to the bottom left.
- 13: Located on the intersection of Lindbergh St and a street running diagonally from the top right to the bottom left.
- 14: Located on the intersection of Lindbergh St and a street running diagonally from the top right to the bottom left.
- 15: Located on the intersection of Lindbergh St and a street running diagonally from the top right to the bottom left.

PROCESS

Process by Which the Neighborhood Was Organized and A Plan Developed:

The following Denny Triangle Neighborhood Plan stems from the state's Growth Management Act (GMA), passed by the state legislature in 1990. The GMA requires that Washington municipalities prepare comprehensive plans for their growth over the next twenty years. In response to this mandate, the city created Seattle's Comprehensive Plan: Toward a Sustainable Seattle, or Comp Plan. Adopted by the City Council in 1994, the Comp Plan is a citywide plan that proposes to concentrate future growth within the city's 37 neighborhoods. The Comp Plan established guidelines for each neighborhood to develop its own plan to allow it to grow in ways that reflect its unique identity and needs.

Denny Triangle, while among the city's oldest residential and commercial neighborhoods, did not begin to achieve identity separate from downtown, Denny Regrade or Cascade until 1994. The Comp Plan took the provisional step of marking off the boundaries for the Denny Triangle, distinct from the Denny Regrade and downtown core. While the Denny Triangle is currently distinguished by its under development, Seattle's 1995 Downtown Plan identified Denny Triangle as having the greatest potential for new commercial and housing development among the five-downtown neighborhoods.

It is also the desire of the stakeholders within the Denny Triangle that this potential be realized and to develop their own identity.

Independent of city planning, Denny Triangle stakeholders, with support from the City's Department of Neighborhoods, also thought it was time to take the first steps in coming together to work on common problems. In 1994, stakeholders came together to form the Denny Triangle Neighborhood Association. One of

their early goals was eradicating graffiti that marred the neighborhood, organizing sidewalk/street clean up and securing more trash receptacles. At this same time, members of the Neighborhood Association desired to make longer-range plans for the future of their area. In 1995, they contacted the Neighborhood Planning Office and initiated the process of neighborhood planning by forming an Organizing Committee comprised of property owners, residents, employees, business owners/operators, and social service providers from the community.

Denny Triangle planning effort began with eight members of the Denny Triangle Neighborhood Association. These volunteers dedicated themselves to the long-range planning effort by first forming an Organizing Committee, then successfully applying to the city to start Phase I of neighborhood planning. The City made \$10,000 in planning funds available which allowed the Organizing Committee to begin their outreach to the Denny Triangle community. Outreach began in June 1996 and a 20-member planning committee was established representing a broad range of stakeholders from the neighborhood (residents, property owners, business people, area employees). They gathered opinions from local residents and property owners, analyzed the existing conditions in the Denny Triangle and prepared a variety of possible improvement strategies which were summarized in a Phase I Plan in January 1997.

Upon completing Phase I, the Planning Committee proceeded to Phase II planning. The Denny Triangle Planning Committee has held monthly meetings since January of 1997. During the past six months and at other critical times in the planning process, the Planning Committee held two, sometimes three meetings a month. Regular meetings have been held on the second Tuesday of the month (4 to 6 p.m.) at the Washington Book and Braille Library conference room.

The Denny Triangle Neighborhood Association in 1996 organized the

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Throughout Phase II, the Planning Committee has maintained an E-mail communications tree for Planning Committee members and interested citizens. Meeting notices, draft plan documents and other information pertinent to the planning process have been e-mailed on a regular basis to planning committee members and other interested citizens. For those members of the community who do not have e-mail access, information has been sent via facsimile, mailed and/or posted in key locations in the Community. The Washington Book and Braille Library, Gethsemane Lutheran Church, Art Not Terminal Gallery and various building lobbies have been used for distribution of community newsletters and meeting flyers.

Community Newsletter

Three issues of "The Triangle", Denny Triangle Neighborhood Newsletter have been published and mailed to all addresses in the Denny Triangle. The newsletter has been used to distribute information regarding planning options, announcements of community-planning events and to provide opportunities to ask questions and/or to make comments or offer suggestions and give feedback on the neighborhood plan as it developed. The newsletter also provided information about the neighborhood-planning program and was a resource used to help stakeholders review the Denny Triangle Neighborhood Plan and validate it.

News media Coverage

There have been a number of articles covering such topics as neighborhood planning and current and future development activity in the Denny Triangle. Articles have appeared in the Daily Journal of Commerce, Puget Sound Business Journal,

the Post Intelligencer and the Seattle Times. An article in the Daily Journal of Commerce, dated February 26, 1998, gave an extensive overview of our neighborhood planning process and included an interview with the Co-Chairs for the Denny Triangle Neighborhood Planning Committee. That article and others described projects that are under development or planned for the area. The Federal Courthouse project, the 700 Olive office tower, and the Convention Center expansion. The Neighborhood Planning Committee maintains a file of news articles about the neighborhood planning and related activities.

Surveys

During Phase II, three newsletters were mailed to all Denny Triangle addresses. Each newsletter contained a survey or questionnaire to be returned by mail or returned at community events. The first newsletter survey was used to confirm the vision the community developed for the Phase II Scope of Work. The second newsletter survey was used to obtain feedback on proposed plan alternatives or options, and the third newsletter survey was used for validation of the Draft Neighborhood Plan.

Neighborhood Events, including Validation Events

Phase I

Following the tabulation of the Phase I survey results, the Denny Triangle Organizing Committee, in conjunction with the Denny Triangle Neighborhood Association, held the first neighborhood-planning event. Postcards announcing the event held on November 18, 1996 were mailed to

all addresses in the neighborhood and approximately 40 people participated in narrowing the range of possible issues salient to future planning. On February 26, 1997 a "Community Gathering" was held at Gethsemane Lutheran Church, where more than 60 people attended to review and validate the Phase II Planning Scope of Work. At this event, 20 volunteers agreed to become Planning Committee Members and were acknowledged by all in attendance.

Phase II

Three major community-planning events were held during Phase II. Each event coincided with publication of the community newsletter and opportunities to respond to surveys. At the very beginning of Phase II (October 23, 1997), the neighborhood sponsored a walking tour and a "Discovering the Denny Triangle" event that was held in a parking lot at the intersection of Boren and Stewart. The event was intended to give participants a "hands on" view of the neighborhood and to provide an opportunity to comment on future directions to be considered in Phase II.

The second event was a planning options event "Triangulating the Future", held on May 14, 1998. Over 75 people came to the open atrium area of Antioch University to view and comment on preliminary plan components and alternatives. A questionnaire, "What Do You Think?" was included in the Denny Triangle Community Newsletter advertising the event. The questionnaire provided an opportunity to voice an opinion about three potential neighborhood-planning alternatives. Following this event, the Planning committee began drafting the plan, applying what was learned from this event.

Finally, a Validation Event regarding the Denny Triangle Neighborhood Plan was held on September 1, 1998 at the Washington Book and Braille. Prior to the Validation Meeting, displays consisting of copies of the neighborhood plan, pictures on a large poster board and copies of the most recent newsletter/survey were set up in locations throughout the Denny Triangle community. Displays were placed in three office building lobbies, an art gallery, at Antioch University

and the Larned Apartment Building. The displays were in place from August 27th through September 1st. At the Validation Meeting, Planning Committee members and consultants presented an overview of the draft Neighborhood Plan and provided opportunities for comments and questions. The comments offered were all positive. They were some questions about how the land use/zoning proposals might be implemented and a Planning Committee member asked that the an idea that is listed in the plan also be included in the Approval and Adoption Matrix relating to the future potential of electric automobiles.

Outreach to Surrounding Communities

The Denny Triangle Planning Committee had numerous contacts with surrounding communities during the planning process. The most significant contact was through Planning Committee member participation in the Downtown Urban Center Planning Group (DUCPG). The Denny Triangle Planning Committee worked cooperatively with the Commercial Core Neighborhood and the DUCPG Land Use Committee in forming key land-use recommendations. Members of the Denny Triangle Planning Committee also participated in the DUCPG Housing Committee. The Denny Triangle Planning Committee also maintained contacts with the Denny Regrade, South Lake Union/Cascade and Pike/Pine neighborhood planning committees.